



## Morinville Alberta

\$550,000

Welcome to this spacious 2-storey home in The Lakes of Morinville! Offering over 3,300 sq ft of finished living space (2,331 above grade + 976 basement), this 5-bedroom, 3.5-bathroom home is perfect for growing families. The main floor features hardwood and tile flooring, a flex room with French doors, living area with gas fireplace, dining, and large kitchen featuring double ovens, corner pantry, French door fridge, and a sprawling island. Upstairs you'll find a large bonus room, generous bedrooms, and a primary retreat with walk-in closet and 5-pc ensuite with soaker tub. The fully finished basement adds even more functional space with two additional bedrooms and family/rec room that comes equipped with a home theatre. Stay comfortable year-round with central A/C and enjoy outdoor living on the composite deck. This home has a heated, attached, double garage for added convenience. (id:6769)

Family room 16'5" x 22'8"

Bedroom 4 10'7" x 14'10"

Bedroom 5 12'7" x 10'7"

Living room 14'7" x 15'3"

Dining room 10' x 11'5"

Kitchen 14'9" x 19'10"

Den 11'6" x 10'7"

Primary Bedroom 15'2" x 13'5"

Bedroom 2 10'9" x 13'

Bedroom 3 13' x 12'9"

Bonus Room 15'7" x 16'11"

Laundry room 12'7" x 7'9"

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<https://tylerrowan.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.